

their heirs and assigns forever, the following described Real Estate, situate in the Township of Troy, County of Athens and State of Ohio, and bounded and described as follows:

FIRST TRACT: A part of Fractions Nos. 18, 30 and 36 in said Troy Township, being in Town 5, Range 11, Ohio Company's Purchase, bounded and described as follows: Beginning at a stone set in the East line of said Fraction No. 30, which is North 7.45 chains from the Southeast corner of said Fraction No. 30 and on the line of M. E. Coolley's land; thence North along the East line of said Fraction No. 30 to a stone the distance of 19.67 chains; thence North 81 1/4 degrees East 12.47 chains to the middle line of the Hocking River at the Northeast corner of Philetta Washburn's land in Fraction No. 36; thence up the middle line of the main channel of the Hocking River to the line of land formerly owned by David Dunlavy; thence South 42 3/4 degrees West 8.10 chains to a stone set in the Southwest side of the road; thence South 38 1/2 degrees East along the Southwest side of said road to a stone in the South line of said Fraction No. 18; thence South 38 1/2 degrees West 8.01 chains to the Northeast corner of Out-Lot No. 15 in the Village of Coolville; thence North 87 1/2 degrees West 3.04 chains to a stone at the Northeast corner of Out Lot No. 14 in said Village; thence South 4 1/2 degrees West 8.11 chains along the West line of Lot No. 15; thence South 85 1/2 degrees West 7.66 chains to a point in the middle line running North and South of Outlot No. 12 in said Village; thence South 3 1/2 degrees West 5.79 chains to the South line of said Lot No. 12; thence North 84 degrees West 1.31 chains to a stone at the Southwest corner of said Lot No. 12; thence South 13.75 chains to a corner; thence East 23.75 chains to the place of beginning; being the same premises conveyed by Shepard S. Humphrey and Elizabeth F. Humphrey, husband and wife, by deed dated June 28, 1912, to Anderson Bentz and recorded in Volume 118, Page 122, Record of Deeds of Athens County, Ohio.

The above tract subject to an easement for flood purposes to the United States of America over 22.31 acres and being described as Tract 1014E at page 101 of a Judgment and Declaration of Taking filed January 17, 1966 and recorded in Vol. 268, Page 78 of the Deed Records of Athens County, Ohio.

EXCEPTING AND RESERVING unto the Grantor herein, Charles M. Bentz, Jr. the following described premises:

Situate in Fraction 18, Section 21, Town 5, Range 11, Troy Township, Athens County, Ohio. Beginning at a nail in County Road #61, said nail being the Southeast corner of Out Lot #5; thence N. 41° 10' W. 288.02 feet to a nail in the road and the southwest corner of Sidwell Lot; thence N. 43° 24' E. 534.60 feet to a point in the Hocking River (passing reference iron pipes at 104.80 feet, corner of Sidwell and Russell and at 193.95 feet; thence S. 64° 59' E. 503.37 feet to a point in the Hocking River; thence S. 54° 27' W. 750.00 feet to a point in the centerline of C.R. #61 (passing reference iron pipes at 458.20 feet and at 735.30 feet); thence N. 28° 24' W. 49.71 feet to the place of beginning, containing 5.79 acres.

Said exception surveyed Chet Waterman, Registered Surveyor No. 5319.

ALSO EXCEPTING a right-of-way for ingress and egress over a strip of ground 5 feet wide adjoining the East side of the excepted description.

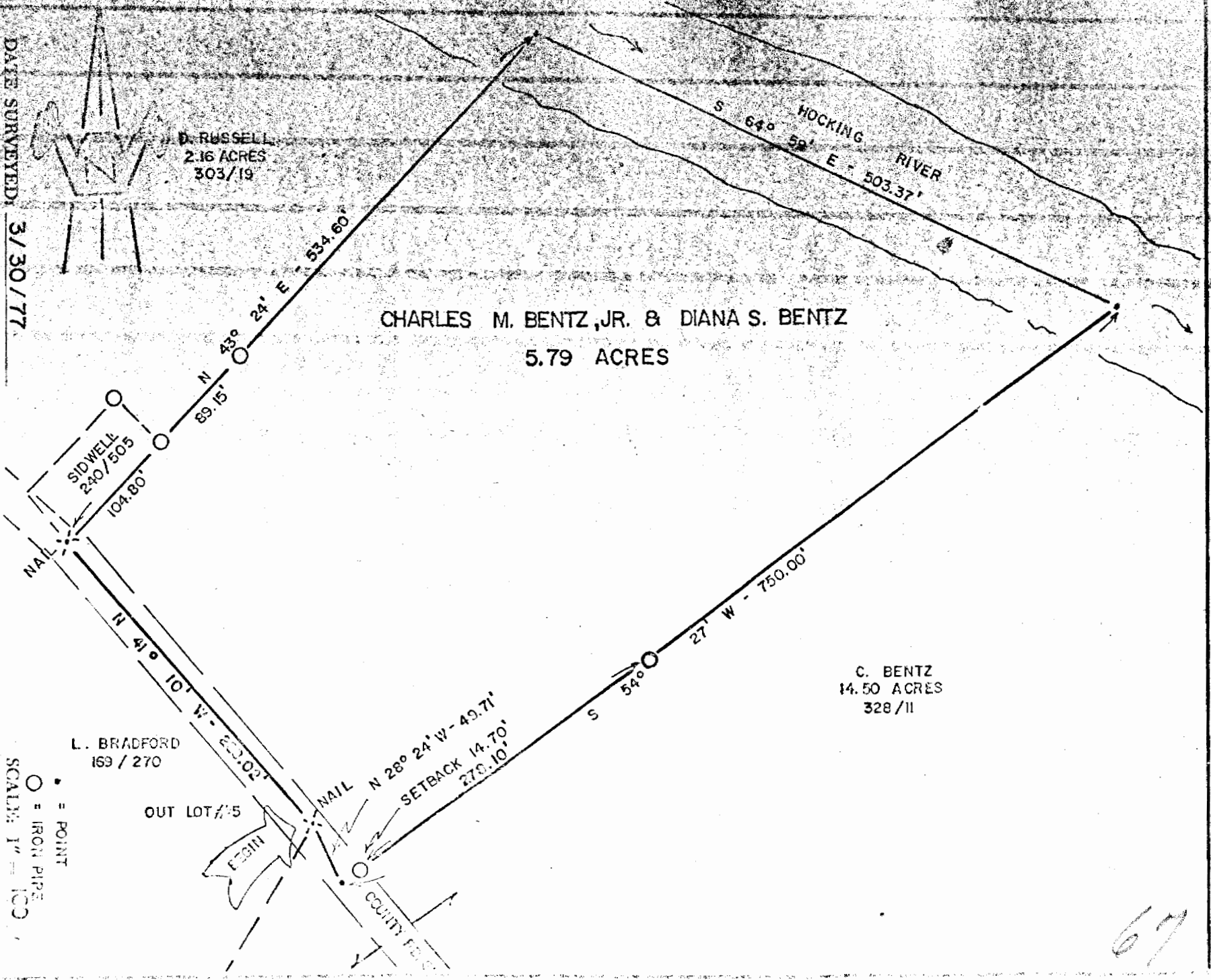
ALSO EXCEPTING to the Grantees herein a right-of-way 5 feet wide on the West side of the East described line to said exception. Hereby intending to provide for both Grantor and Grantees an easement 10 feet wide adjacent and including a portion of the excepted premises herein for ingress and egress to be checked for respective parties and said right of way to be an appurtenance and run with the respective land of each party.

Handwritten notes on right margin:
Troy
5.79
Acres
only
APR

Handwritten number in a circle: 66

Handwritten note: 5.79 Acres only APR

ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Chet Waterman*
DATE: *Sept 28 77*



DATE SURVEYED: 3/30/77

PLAT OF 5.79 ACRES

SURVEYED FOR CHARLES M. BENTZ, JR. & DIANA S. BENTZ

SUBDIVISION FRACTIONAL 18

TOWNSHIP TROY

CORPORATION COOLVILLE

COUNTY ATHEN

STATE OHIO

SECTION 21, TOWN 5, RANGE 11

REFERENCES:

CHEST WATKINSON, E.
 Registered Surveyor #5819 (Ohio)
 Registered Engineer #26389 (Ohio)
 Registered Engineer #8788 (W. Va.)
 Registered Surveyor #12 (W. Va.)
 Invoice No. 77003-85

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